

APPLICATION NO	PA/2020/1732
APPLICANT	A & E Fowler, Ian Fowler & Company
DEVELOPMENT	Outline planning permission for a residential development of up to nine dwellings with all matters reserved for subsequent consideration
LOCATION	Farmyard off South View Avenue, Burringham
PARISH	Burringham
WARD	Burringham and Gunness
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Josh Walshe – significant public interest) Departure from development plan (outside development boundary)

POLICIES

National Planning Policy Framework: Paragraph 7 explains that the purpose of the planning system is to contribute to the achievement of sustainable development and that at a very high level...sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 identifies the three overarching objectives in achieving sustainable development through the planning system. These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- (a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- (b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- (c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 9 states that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

It also explains that the three overarching objectives are not criteria against which every decision can or should be judged.

Paragraph 10 states that at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 11 sets out the presumption in favour of sustainable development and confirms that, for decision-taking this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of-date, granting planning permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

Paragraph 12 states, 'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan...permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

Decision-making

Paragraph 38 states, 'Local planning authorities should approach decisions on proposed development in a positive and creative way...Decision-makers at every level should seek to approve applications for sustainable development where possible.'

Paragraph 47 explains the requirement in planning law that applications for planning permission must be determined in accordance with the local plan, unless material considerations indicate otherwise.

Paragraph 54 states, 'Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.'

Paragraph 55 explains that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Delivering a sufficient supply of homes

Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, 'it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'

Paragraph 63 states that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas. To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

Paragraph 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly. 'To promote the development of a good mix of sites local planning authorities should...support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.'

Paragraph 77 states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

Paragraph 78 states that to promote sustainable development in rural areas, 'housing should be located where it will enhance or maintain the vitality of rural communities.' It goes on to explain that, where there are groups of smaller settlements, development in one village may support services in a nearby village.

Promoting sustainable transport

Paragraph 108 requires that when assessing specific applications for development, 'it should be ensured that:

- (a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- (b) safe and suitable access to the site can be achieved for all users; and
- (c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety can be cost effectively mitigated to an acceptable degree.'

Paragraph 109 states that development should only be prevented or refused on highways grounds 'if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

Making effective use of land

Paragraph 117 requires planning policies and decisions to 'promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'

Paragraph 118 requires planning policies and decisions to:

- (a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- (b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- (c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- (d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and
- (e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Achieving well-designed places

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

Meeting the challenge of climate change, flooding and coastal change

Paragraph 155 states that 'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.'

Paragraph 165 requires major developments to incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Conserving and enhancing the natural environment

Paragraph 170 explains that 'Planning policies and decisions should contribute to and enhance the natural and local environment by:

- (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- (c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- (e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- (f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.’

Paragraph 178 states that planning policies and decisions should ensure that:

- (a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- (b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- (c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

Paragraph 179 makes it clear that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Paragraph 180 states, ‘Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- (a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

- (b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- (c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'

Conserving and enhancing the historic environment

Paragraph 187 requires local planning authorities to maintain or have access to a historic environment record, which should be used to assess the significance of heritage assets and predict the likelihood that currently unidentified heritage assets will be discovered in the future.

Paragraph 197 requires the effect of an application upon a non-designated heritage asset's significance to be taken into account and where applications directly, or indirectly, affect non-designated heritage assets, 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Annex 1: Implementation

Paragraph 212 explains that the policies in the NPPF are material considerations, which should be taken into consideration when determining planning applications.

Paragraph 213 goes on to explain that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the NPPF. Weight should be given to these policies according to their consistency with the Framework.

National Planning Practice Guidance (PPG)

North Lincolnshire Local Plan:

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy H10 (Public Open Space Provision in New Housing Development)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy LC5 (Species Protection)

Policy LC7 (Landscape Protection)

Policy HE9 (Archaeological Excavation)

Policy DS1 (General Requirements)

Policy DS3 (Planning Out Crime)

Policy DS7 (Contaminated Land)

Policy D14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Food Risk)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Design)

Policy CS6 (Historic Environment)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS16 (North Lincolnshire's Landscape, Greenspace and Waterscape)

Policy CS17 (Biodiversity)

Policy CS18 (Sustainable Resource Use and Climate Change)

Policy CS19 (Flood Risk)

Policy CS25 (Promoting Sustainable Transport)

CONSULTATIONS

Spatial Planning: This proposal for residential development is in the open countryside and contrary to the council's adopted development plans. As the council cannot demonstrate a five-year housing land supply, paragraph 11 of NPPF applies and the application should consider any adverse impacts of granting permission when assessed against the policies within this framework taken as a whole or specific policies indicate development should be restricted. It must be demonstrated why the development meets the three dimensions of sustainable development.

Highways: No objection subject to standard conditions.

Recycling Team: No objection. Make informative comments regarding bin storage and collection.

Environment Agency: No objection subject to a condition to ensure that the development is carried out in accordance with the submitted Flood Risk Assessment.

Drainage (Lead Local Flood Authority): There are still detailed design issues to resolve; however, due to the relatively small-scale of the development, it is recommended that these issues can be resolved through conditions to secure a detailed drainage scheme prior to commencement. Subject to these conditions no objection is raised.

Severn Trent Water: No response received.

Environmental Protection: No objection subject to conditions relating to land contamination and construction hours.

Historic Environment Record: Holding objection. Recommend that archaeological trial trenching is undertaken prior to the determination of the planning application.

Ecology: The site has negligible biodiversity value at present and negligible potential for protected species. Conditions are proposed to minimise any potential harm and to secure biodiversity enhancement in line with planning policy.

Scunthorpe and Gainsborough Water Management Board (WMB): Comments made in relation to the method of disposal for surface water drainage and that the consent of the board, together with an agreed rate of discharge would be required if it is discharged into an ordinary watercourse. Recommend an informative in relation to any surface water discharge into any watercourses requiring the consent of the Water Management Board.

PARISH COUNCIL

No response received at the time of writing this report.

PUBLICITY

The application has been advertised by site notice. Objections have been received raising the following concerns:

- previous proposal for housing on the land refused
- the site is floodplain and protects properties on South View
- history of flooding due to tidal surge
- there is a huge traffic problem along South View Avenue and this will make it worse
- will worsen on-street parking
- access too close to junction with High Street
- local school at capacity and will struggle to cope with additional children
- lack of services
- nearest shop is 3 miles away
- inadequate bus service
- drainage issues in the village will be exacerbated
- will change the character of the village
- design left open to allow for further development
- no requirement for extra houses

- Lincolnshire Lakes will provide any housing need (6000 houses).

ASSESSMENT

Proposed development

This application seeks outline planning permission for a residential development of up to nine dwellings. All detailed matters (access, layout, scale, appearance and landscaping) are reserved for future consideration and as such this proposal seeks only a determination of the principle of residential development on the site.

The proposal includes the removal of the existing grain store building and all associated infrastructure.

Site and surrounds

The application site comprises a parcel of agricultural land just below 0.4 hectares in area to the south side of South View Avenue on the outskirts of Burringham. At present the site houses a large grain store building with associated infrastructure and hard standing.

The site is surrounded by existing residential properties to the north and west, and by agricultural fields to the south and east. The existing ribbon development on the north side of South View Avenue continues for some distance to the east of the site.

Constraints

The application site is immediately adjacent to, but wholly outside, the defined development boundary for Burringham. As such, the site is considered to be within the open countryside. The site is currently used for agricultural purposes and is not formally allocated for any land use as part of the development plan.

The site is within flood zone 2/3a of the North and North East Lincolnshire Strategic Flood Risk Assessment due to its proximity to the River Trent, and as such is in an area at high risk of flooding.

The site is not within a conservation area, nor is it within or close to any listed buildings.

It is not covered by an ecological or landscape designation and there are no protected trees on or adjacent to the site.

Planning history

The application site forms part of a much larger site, including the agricultural field to the east, which was subject to a previous application (PA/2018/820) for 47 dwellings. This previous application was refused by the planning committee for the following reasons:

1. The proposal, by virtue of its location in the open countryside, outside the confines of any detailed settlement boundary, would introduce harmful character impacts upon the open countryside by urbanising the existing rural landscape. The proposal is therefore contrary to the aims of policies CS2 and CS8 of the North Lincolnshire Core Strategy, and RD2 of the North Lincolnshire Local Plan. In addition, the site is in an unsustainable location that is remote from local services and public transport, and is therefore contrary to paragraph 11 of the National Planning Policy Framework.

2. The applicant has failed to demonstrate, to the satisfaction of the local planning authority, that the current drainage system can adequately deal with the foul water generated by 47 additional dwellings. The proposal is therefore contrary to policies DS14 and DS16 of the North Lincolnshire Local Plan, and CS19 of the North Lincolnshire Core Strategy.

An appeal was subsequently submitted and ultimately dismissed by the Planning Inspectorate in March 2020. The Inspector responsible for determining the appeal upheld the local planning authority's reason for refusal in respect of sustainability and character impacts, but did not agree with the second reason for refusal in respect of drainage. The Inspector granted a partial award of costs against the local planning authority with regard to the second (drainage) reason for refusal, which was considered to be unsubstantiated.

Whilst the current application site forms part of this previous application, it should be noted that the site area has been reduced significantly from approximately 2.2 hectares to approximately 0.4 hectares. The current application site comprises the site of the existing grain store building and associated infrastructure only, and removes all open fields from the proposal site. The scale of development proposed has also been significantly reduced from 47 dwellings to up to nine dwellings.

The main issues to consider in the determination of this application are whether the principle of residential development is acceptable and whether the previous reasons for refusal have been overcome through the reduction in scale of the proposed development.

Principle

Outline planning permission is sought for a residential development of up to nine dwellings. All matters are reserved for subsequent consideration. The site falls wholly outside the development boundary for Burringham.

Policy context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

There is no adopted neighbourhood plan for Burringham and as such the development plan comprises three parts: those policies of the North Lincolnshire Local Plan (2003) (LP) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011) (CS), and the Housing and Employment Land Allocations DPD (2016) (HELAP). The most relevant development plan policies in respect of establishing the principle of residential development on this site are considered below.

Policy CS1 of the CS sets out a spatial strategy for North Lincolnshire, which, amongst other matters, provides that rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing local services to meet local needs and that any development that takes place should be in keeping with the character and nature of the settlement.

Policy CS8 deals with the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. With regard to rural settlements, the policy states that

new housing will create opportunities for small-scale infill development that maintains the viability of the settlement and meets identified local needs without increasing the need to travel. Policy CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

Policy CS3 provides that development limits will be defined in future development plan documents. Outside these boundaries, development will be restricted to that which is essential to the functioning of the countryside. The development limits were subsequently defined in the HELAP, and the application site is located outside the designated development limit for Burringham. There are no sites within Burringham that are currently allocated for residential development.

LP saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains part of the development plan, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 and CS3 referenced above).

The aforementioned policies are aimed at focusing housing within settlement limits as defined in the HELAP. The application site is entirely outside the defined development boundary for Burringham and is therefore in breach of policies CS2, CS3 and CS8 of the CS and RD2 of the LP.

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, this conflict with the development plan means that the proposed development will be unacceptable in principle unless other material considerations indicate otherwise. This matter will be discussed in the concluding section of this report where material considerations such as national planning policy and the overarching need to deliver new housing will be considered as part of the planning balance, following an assessment of the relevant technical considerations below.

Landscape and character impact

As discussed in the planning history section of this report, a previous planning application for residential development of this site (PA/2018/820) was refused on character grounds. This previous application was determined by the local planning authority to have an unacceptably urbanising effect on the rural landscape, a view which was subsequently upheld by the appointed Inspector at appeal.

The current proposal, whilst still for residential development, is significantly different to that previously refused. Most notably, both the site area and scale of the proposed development have been greatly reduced. A fresh assessment of landscape and character impact is therefore required to ascertain whether these changes have addressed the previous refusal in respect of its impact on the character of the area.

The application site now stands at just under 0.4 hectares in size (previously 2.2 hectares) and constitutes a parcel of land which currently houses a large grain store building,

associated infrastructure and hard standing. Agricultural buildings and land do not constitute brownfield land for the purposes of planning, as other previously developed land does. However, with respect to the visual and character impacts of the development, the fact that the application site is now restricted to land which already houses built form has to be acknowledged, as does the fact that the existing building is of considerable height and massing and, due to its age and utilitarian design, could be considered to have a negative visual impact upon the eastern approach to the settlement.

Alongside the reduction in site area and the removal from the application site of all land which has not been previously developed, the proposal itself has significantly reduced from 47 dwellings down to a scheme of up to nine dwellings. This is an important consideration as it meaningfully reduces the visual impact of the development and because the previous refusal related to an 'urbanisation of the rural landscape'. In this regard it is noted that the previous proposal represented a significant extension to the eastern edge of Burringham into the open countryside and would have seen open fields replaced by a housing estate with a significant built footprint and urban appearance. The currently proposed scheme, due to its more modest scale, would be much more appropriate to its siting on the edge of a rural settlement and would replace existing built form without extending the footprint of the settlement through additional encroachment into the open fields to the east.

With regard to the previous application, the Inspector, in dismissing the appeal, confirmed that:

'The character of this gateway into the village would be changed, from a reasonable rural appearance into one of a built-up residential street. This would subsequently lead to the loss of openness, which forms the character and appearance of the countryside in this locality.'

In this regard the inspector gave significant weight to the flat, open nature of the area and the loss of openness that would result from the development of the agricultural fields that currently form the entrance to the settlement when approaching from the east. In contrast, the current proposal for up to nine dwellings would have minimal impact upon the open aspect of this approach as the proposal is limited to a parcel of land that is currently home to a large building. The replacement of the existing agricultural building with a much more modest form of residential development would have a significantly reduced impact on the character and appearance of the area; indeed, there is the potential for betterment through the delivery of a well-designed and landscaped residential development on a site which is currently of little aesthetic value.

For these reasons it is considered that the visual and character impacts of the proposed development are largely mitigated through the reduction of the site area and scale of development proposed and that the proposal as presented in this application would no longer have an unacceptable impact on the rural character of the area. As such, the previous reason for refusal in respect of the character and appearance is considered to be appropriately addressed and the proposed development now accords with policies CS8 of the CS and RD2 of the LP.

It should also be noted that as this proposal is for outline permission with all matters (including layout, scale, appearance and landscaping) reserved for subsequent consideration, the local planning authority would still retain control over the eventual design and appearance of the development to ensure that the final scheme is of appropriate quality.

Drainage

Another of the reasons previously given for refusal of PA/2018/820 related to the ability of the existing drainage network to accommodate additional development. In this regard the reduction of the proposal from 47 dwellings to up to nine dwellings will obviously have a marked bearing on the impact of the development in respect of drainage. Not only does the current proposal seek consent for 38 less dwellings, but it also restricts the development to a parcel of land which is currently covered by a large agricultural building and hard standing. Therefore, there will be a much lesser discharge of foul and surface water into the existing network, as well as no loss in attenuation as the open fields to the east will remain undeveloped.

Notwithstanding the above comments, it should be noted that the council's drainage team have raised no objection to the proposed development subject to conditions securing the submission, agreement and implementation of a detailed drainage scheme to serve the development. This accords with the approach put forward in policy DS14 of the LP which confirms that details of foul sewage and surface water drainage can be agreed by the imposing of conditions.

The concerns of local residents regarding flooding and the historical information of flood issues in the area is understood. However, the technical evidence provided by the applicants and the response from the council's expert drainage officers demonstrate that an appropriate drainage strategy can be conditioned to ensure that both foul and surface water is appropriately drained.

The local planning authority was unable to substantiate any overriding drainage issue when defending the previous appeal for a much larger development and the Inspector took the view that this matter could be suitably addressed through the recommended conditions.

Flood risk

The application site is within an area known to be at risk of flooding according to National flood risk maps and the local planning authority's Strategic Flood Risk Assessment. However, a Flood Risk Assessment (FRA) has been produced in support of the application confirming that the proposed development would be safe from flooding and would not increase the flood risk to other properties. A sequential and exceptions test have been carried out in accordance with policy CS19 of the CS. This concluded that the tests are passed and that the development of this site would be appropriate subject to mitigation and flood resilient construction. This assessment has been reviewed by the Environment Agency who have confirmed that they have no objection to the proposed development on flood risk grounds subject to a condition requiring the development to be in accordance with the FRA.

Flood risk did not form a reason for refusing the previous application on the site and was not raised as a matter of concern by the Inspector when determining the appeal.

Highways

A number of concerns have been raised by local residents in respect of highway safety. These relate to existing problems in the area with on-street parking, speeding and congestion as well as the proximity of the proposed access to the junction of South View Avenue and High Street.

Firstly, it should be noted that access is a matter which is reserved for subsequent consideration; as such, the access point shown on the indicative layout is illustrative only and the exact position will be agreed at the reserved matters stage, should outline consent be granted. Notwithstanding this point, the access point shown on the indicative plan is sited much further from the junction with High Street than the existing access into the site, which serves the grain store. Furthermore, the access point is shown to be onto a relatively straight section of road with good visibility in either direction, which is also subject to a 30mph speed restriction that extends a considerable distance to the east of the site beyond the final dwelling on the north side of South View Avenue.

The indicative layout also demonstrates that the application site is sufficient to allow for the construction of nine dwellings, each served by a minimum of two off-street parking spaces. As such, the proposed development is unlikely to result in any significant level of additional on-street parking.

The council's Highways officers have reviewed the submitted information, including the indicative layout, and have raised no objections or concerns with the proposed development subject to a number of standard conditions to ensure that the requisite details of access and parking design are submitted and agreed prior to construction.

For these reasons it is considered that the proposed development will accord with policies T2 and T19 of the LP and will not result in any unacceptable impact on highway safety.

It is further noted that highway safety did not form a reason for refusing the previous application on the site and was not raised as a matter of concern by the Inspector when determining the appeal.

Heritage

The HER officer has raised concerns that the proposal could result in harm to archaeological assets within the site and has requested that on-site evaluation work be carried out prior to determination. A holding objection has been lodged until this work has been undertaken.

Whilst the presence of potential archaeological remains is noted, it is considered that a proportional approach to this matter would be for conditions to be used to ensure a full archaeological evaluation of the site takes place prior to a reserved matters application being submitted. Given the scale of the proposed development, the nature of the site and the fact that the proposal is in outline form only, it is considered that this would be a more appropriate and less onerous approach to archaeological investigation and mitigation. Such an approach was proposed in respect of the previous application and was not disputed by the Inspector when determining the appeal.

Subject to such conditions, it is considered that the scheme would not have any unacceptable impact on heritage assets and would accord with policies HE9 of the LP and policy CS6 of the CS.

It is further noted that archaeology did not form a reason for refusing the previous application on the site and was not raised as a matter of concern by the Inspector when determining the appeal.

Land contamination

The proposal would introduce a sensitive receptor (residential dwellings) to the site. Given the previous use of the land, any approval would need to be accompanied by conditions ensuring adequate investigative, and if required mitigatory, works would take place prior to the commencement of development to ensure human health would be adequately protected. Appropriate conditions in this regard have been recommended by the council's Environmental Protection team. Subject to such controls it is considered that the scheme would be acceptable in this regard and would accord with policy DS7 of the LP.

It is further noted that land contamination did not form a reason for refusing the previous application on the site and was not raised as a matter of concern by the Inspector when determining the appeal.

Ecology

The council's ecologist has confirmed that the site has negligible biodiversity value at present and negligible potential for protected species. Conditions are proposed to minimise any potential harm and to secure biodiversity enhancement in line with policy CS17 of the CS.

Residential amenity

The submitted indicative site plan shows that nine dwellings could be provided with sufficiently sized rear garden areas. There is sufficient space to ensure that future residents would be provided with a sufficiently high standard of living environment.

Subject to a considered design at reserved matters stage, it is considered that the site can accommodate nine well-sized dwellings without resulting in an unacceptable degree of harm to neighbouring living conditions. It will be crucial to ensure that any reserved matters application strikes the appropriate balance between the need to protect residential amenity, the need to respectfully relate to the character of the area, and the need to provide high quality accommodation within the site.

It is accepted that there would be some disruption to local residents during the construction phase. This impact can be sufficiently mitigated by controls on construction hours, and would be a temporary impact which is subject to further control through external legislation.

It is therefore considered that the proposal would provide a sufficiently high standard of living environment within the site without unacceptably impacting on living conditions at any neighbouring dwelling.

Sustainable development and the planning balance

Notwithstanding the development plan policies set out in the principle section of this report above, the NPPF is a material consideration when determining planning applications.

Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development and that for decision-taking this means:

- (c) Approving development proposals that accord with an up-to-date development plan without delay; or

- (d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- (i) the application of policies in this Framework that protect areas or assets of particular importance provides clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Footnote 7 of paragraph 11 clarifies that policies will be considered to be out-of-date where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites; or where the Housing Delivery Test indicates that the delivery of housing was less than 75% of the housing requirement over the previous three years. In such circumstances the presumption in favour of sustainable development should apply.

The latest position on the council's five year housing land supply confirms that, including a 20% buffer, the council can only demonstrate a 3.9 year supply of housing. The consequence of this shortfall is to demonstrate that current policies are failing to deliver a five-year supply of housing and that the policies which are most important for determining the application are out-of-date in accordance with paragraph 11 of the NPPF.

Given the current five year land supply deficit, it is considered that there is a clear and demonstrable need for housing development within North Lincolnshire. Accordingly, the 'tilted balance' in paragraph 11 of the NPPF is triggered, whereby there is a presumption in favour of sustainable development and development proposals should be approved unless the adverse impacts significantly and demonstrably outweigh the benefits. There are three dimensions to sustainable development as set out in paragraph 8 of the Framework. These are: economic, social and environmental.

The proposed development would have the social and economic benefits of addressing the current under-supply of housing land by the provision of market housing. Investment in construction and related employment would represent a benefit, as would the support which the additional population would produce for the local economy.

In terms of the environmental dimension, the development would clearly result in the loss of agricultural land. Whilst the site is not subject to any formal landscape designation, the impact of development on non-designated landscapes is still a consideration and is addressed in detail in the landscape and character impact section of this report. As mentioned above, the site is bounded by residential development to the north and west and currently houses development in the form of a large agricultural building and associated infrastructure. Therefore, the site is comparatively well contained and the proposal would not see the loss of openness which is a characteristic of the area.

The proposed development would alter the character and appearance of the countryside. However, that would apply to any agricultural site, including those allocated for development in the HELAP, and would be an inevitable consequence of the authority striving to meet housing need. Given the fact that the site is comparatively enclosed and lies directly adjacent to the defined development boundary and existing residential development, it is considered that the landscape impact would be limited in this instance.

This is something which can be further mitigated at the reserved matters stage when the layout and landscaping of the proposal is considered.

The council's ecologist has confirmed that the site is currently of limited biodiversity value and that, subject to conditions, the development is unlikely to have an adverse impact on protected species. The site is not designated as being of specific ecological importance, nor is it adjacent to such an area. The proposal would ultimately result in ecological benefit through the submission of a formal landscaping scheme at reserved matters stage and through the imposition of a condition to secure biodiversity enhancements.

Overall, the site is considered to be of low environmental sensitivity and the magnitude of change to the character of the landscape and public views will be minor. Although there would be some limited harm to the character and appearance of the area and a conflict with the development plan in this respect, the extent of harm does not weigh heavily in the balance and the environmental dimension of sustainable development would therefore be achieved.

Whilst the Inspector dismissed the previous appeal on the grounds that the proposed development of 47 dwellings was unsustainable, this was largely due to the scale of development proposed, which was confirmed to represent an approximate 13% increase in population size. As discussed above, the current proposal of nine dwellings is much more proportionate to the size of the settlement and represents a much lower (approximately 2.5%) increase. It is considered that the range of services available is sufficient to accommodate such growth and the additional population will support local facilities rather than resulting in an unacceptable burden upon them.

Whilst it is acknowledged that Burringham is a village with a modest range of accessible facilities, it is one of the larger rural settlements within North Lincolnshire and is identified as such within the 2016 Sustainable Settlement Survey. The proposed development of nine dwellings is not considered to be excessive or out of keeping with the size and nature of the settlement and is far more proportionate to the level of accessible services than the previous proposal for 47 dwellings. The application site is located in acceptable proximity to the local services and community facilities available and the development would provide further support for such services and facilities. Therefore, the proposal accords with the need to site development in locations with accessible local services. These matters weigh heavily in favour of the proposal in terms of the economic and social dimensions of sustainability.

Conclusion

The proposal involves a conflict with the development plan in that it would result in new dwellings in the open countryside. There are no other technical reasons which would prevent the grant of planning permission. The conflict with the current development plan needs to be considered in light of the lack of a five-year land supply.

Whilst the restrictive policies of the development plan (CS2, CS3 and CS8) do still apply, the lack of a five-year supply of housing land and the scale of the shortfall limit the weight which can be attributed to these policies. Restricting development to land within development limits, if strictly applied, would severely affect the ability of the authority to address the need for housing. Overall, it is considered that the proposal represents sustainable development in the context of the Framework and HELAP policy PS1, which sets a presumption in favour of sustainable development.

The limited adverse impact of granting planning permission would not significantly and demonstrably outweigh the benefits of the proposal, when assessed against the policies in the Framework taken as a whole. For these reasons, the principle of development is considered to be acceptable in this instance.

Pre-commencement conditions

The applicant/agent have been asked for their agreement to the pre-commencement conditions included in the recommendation; at the time of writing a response is awaited.

RECOMMENDATION Grant permission subject to the following conditions:

1.
Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto, and the landscaping of the site,(hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.
Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site, and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

3.
Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.
The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.
The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan IF/20/01.

Reason

For the avoidance of doubt and in the interests of proper planning.

6.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of vehicle parking and turning spaces within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

7.

No development shall take place until details showing the provision of a footway across the whole of the site frontage have been submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

8.

The proposed dwelling(s) shall not be occupied until the footway has been provided across the whole of the site frontage in accordance with the approved details.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

9.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

10.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

11.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

12.

No dwelling served by the private driveway shall be occupied until it has been constructed in accordance with details including:

- (i) the proposed method of forming access from the highway, including the required visibility splays;
- (i) the method of constructing/paving the drive;
- (iii) the provision of adequate drainage features;
- (iv) the provision of suitable bin collection facilities adjacent to the highway;
- (v) the provision of suitable lighting arrangements; and
- (vi) the provision of street name plates that shall include the words 'Private Drive';

which have been agreed in writing by the local planning authority. Once constructed the private driveway shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

13.

No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. This must be based upon the submitted Flood Risk Assessment, prepared by EWE Associates, Rev0, dated October 2020.

The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100 year critical storm (including an allowance for climate change) will not exceed the run-off from the existing site. It shall also include details of how the resulting completed scheme is to be maintained and managed for the lifetime of the development so that flood risk, both on and off the site, is not increased. SuDS must be considered. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance

Document. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, focusing on above-ground solutions.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

14.

The drainage scheme shall be implemented in accordance with the approved submitted details required by condition 13 above, completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

15.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site characteristics

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed), including buildings, crops, livestock, pets, woodland, and service lines and pipes;
 - adjoining land;

- groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the management of Land Contamination, CLR 11'.

Part 2: Submission of remediation scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of approved remediation scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

Reason

To ensure the site is safe for future users and construction workers.

16.

Construction, demolition and site clearance operations shall be limited to the following days and hours:

- 8am to 6pm Monday to Friday
- 8am to 1pm on Saturdays.

No construction, demolition or site clearance operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

To protect residential amenity.

17.

The development shall be carried out in accordance with the submitted flood risk assessment (EWE Associates Ltd, Rev0, October 2020) and the following mitigation measures it details:

- finished floor levels shall be set no lower than 4.65 metres above Ordnance Datum (AOD)
- first floor levels shall be set no lower than 6.24 metres AOD.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

18.

Within three months of the commencement of development, the applicant or their successor in title shall submit a biodiversity metric assessment and biodiversity management plan to the local planning authority for approval in writing. The document shall include:

- details of measures required to provide at least 10% biodiversity net gain in accordance with the Defra biodiversity metric 2.0;
- details of bat boxes and bat bricks to be installed on at least three houses;
- details of swift boxes and sparrow terraces to be installed on at least three houses each;
- restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;

- details of wetland habitat to be created as part of sustainable drainage;
- prescriptions for the planting and aftercare of native trees and shrubs of high biodiversity value;
- proposed timings for the above works in relation to the completion of the dwellings.

Biodiversity units should be delivered on site, within the red and blue line boundaries shown on submitted Location Plan. Those that cannot viably be delivered on site should be delivered locally on land controlled by the applicant or successor in title, according to a local plan or strategy.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

19.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the occupation of the seventh dwelling hereby approved, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

20.

Prior to the submission of the first reserved matters, the applicant shall submit the results of archaeological field evaluation (stage one) and have agreed in writing by the local planning authority an archaeological mitigation strategy (stage two), that provides the following:

Stage one

- the proper identification and evaluation of the extent, character and significance of archaeological remains within the application area comprising geophysical survey followed by the excavation of trial trenches in accordance with a brief provided by the North Lincolnshire Historic Environment Record
- an assessment of the impact of the proposed development on the archaeological remains
- the submission of an updated written scheme of investigation for the approval in writing of the local planning authority setting out mitigation proposals that include the following:

Stage two

- measures to ensure the preservation in situ or by record of archaeological features of identified importance

- methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- post-fieldwork methodologies for assessment and analyses
- report content and arrangements for dissemination, and publication proposals
- archive preparation and deposition with recognised repositories
- a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy, and policy HE9 of the North Lincolnshire Local Plan because the site has the potential to contain significant archaeological remains, including human remains, that the development would otherwise destroy. The evaluation strategy is required in order to assess the archaeological significance and the impact of the proposals, and to inform a subsequent archaeological mitigation strategy to preserve archaeological evidence in situ or by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The stage two archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

21.

No development shall take place until the applicant, or their agents or successors in title, has provided the local planning authority with written confirmation that they have secured the implementation of the programme of archaeological work set out in the approved written scheme of investigation for archaeological mitigation (stage two).

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy, and policy HE9 of the North Lincolnshire Local Plan because the site has the potential to contain significant archaeological remains, including human remains, that the development would otherwise destroy. The evaluation strategy is required in order to assess the archaeological significance and the impact of the proposals, and to inform a subsequent archaeological mitigation strategy to preserve archaeological evidence in situ or by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The stage two archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

22.

The development shall not be occupied until any archaeological mitigation investigation and post investigation assessment has been completed in accordance with the programme set out in the approved written scheme of investigation, and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy, and policy HE9 of the North Lincolnshire Local Plan because the site has the potential to contain significant archaeological remains, including human remains, that the development would otherwise destroy. The evaluation strategy is required in order to assess the archaeological significance and the impact of the proposals, and to inform a subsequent archaeological mitigation strategy to preserve archaeological evidence in situ or by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The stage two archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

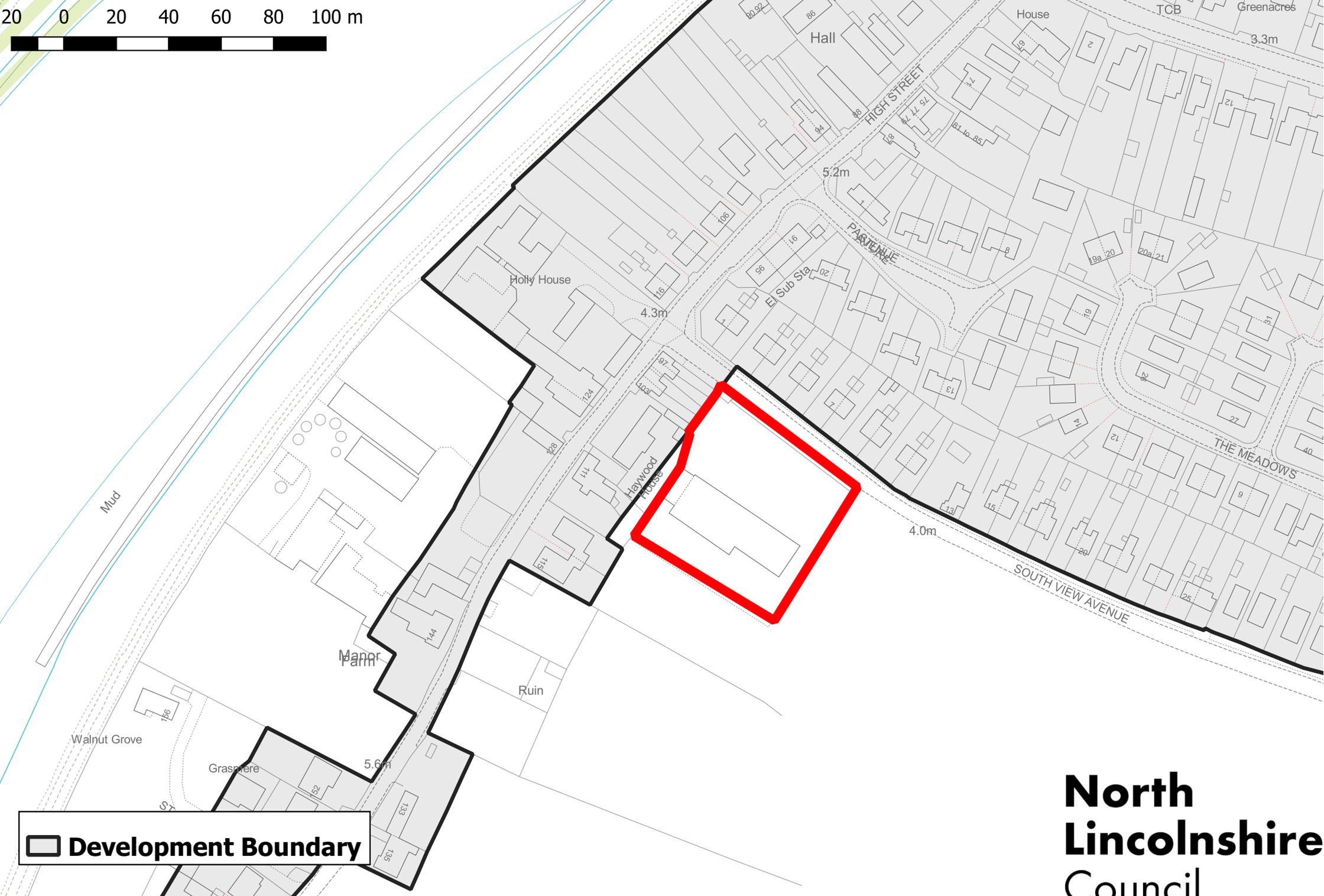
Informative 1

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 2

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



 **Development Boundary**

**North
Lincolnshire
Council**

PA/2020/1732

PA/2020/1732 Indicative layout (not to scale)



**JEM
MANAGEMENT
SERVICES**

45 Oswald Road M - 0764922416 T - 01724 282356
 Scunthorpe E - jem.manservices@btconnect.com
 North Lincolnshire DN15 7PN W - www.jemmanagementservices.co.uk

client:
Ian Fowler & Co - Land off
 South View Avenue, Burringham, Scunthorpe

project:
Proposed Residential Development

drawing title:
Proposed Block Plan

drawn by: NwP	date: 10.10.2020	scale: 1 / 500 @ A3
drawing No: IF / 20 / 03		rev: